147.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,300 /	770,300
					USE VALUE:	770,300 /	770,300
					ASSESSED:	770,300 /	770,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCWHORTER JAMES E &	
Owner 2:	MCWHORTER ELIZABETH K	
Owner 3:		
Street 1:	172 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DRUMMA GREGG A -
Owner 2:	-
Street 1:	172 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,144 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1625 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5144.000	310,800		459,500	770,300
Total Card	0.118	310,800		459,500	770,300
Total Parcel	0.118	310,800		459,500	770,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.03 | /Parcel: 474.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	96773
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!11507!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,000	0	5,144.	459,500	770,500	770,500	Year End Roll	12/18/2019
2019	101	FV	251,500	0	5,144.	430,700	682,200	682,200	Year End Roll	1/3/2019
2018	101	FV	257,800	0	5,144.	356,100	613,900	613,900	Year End Roll	12/20/2017
2017	101	FV	257,800	0	5,144.	327,400	585,200	585,200	Year End Roll	1/3/2017
2016	101	FV	257,800	0	5,144.	298,600	556,400	556,400	Year End	1/4/2016
2015	101	FV	243,400	0	5,144.	292,900	536,300	536,300	Year End Roll	12/11/2014
2014	101	FV	243,400	0	5,144.	272,200	515,600	515,600	Year End Roll	12/16/2013
2013	101	FV	243,400	0	5,144.	259,000	502,400	502,400		12/13/2012

PRINT

Date	Time
12/11/20	01:40:19

LAST REV

Date	Time
06/11/18	10:49:15
apro	
11507	

USER DEFINED

Prior Id # 1:	96773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRUMMA GREGG A,	65669-225		7/2/2015		589,900	No	No		
BETTY SCOTT/ELI	40228-354		7/30/2003		469,500	No	No		
MILLER SUZAN L	32736-289		4/25/2001		415,000	No	No		
	13132-386		1/14/1977		42,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2013	412	Re-Roof	6,830	C				
4/8/2002	223	Redo Bat	12,770	C				
12/27/1993	621	Manual	9,475					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Inspected	CC	Chris C
5/10/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Measured	345	PATRIOT
12/18/2003	MLS	HC	Helen Chinal
7/27/2001	MLS	MM	Mary M
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5144		Sq. Ft.	Site		0	80.	1.12	9									459,458						459,500	

Total AC/HA: 0.11809 | Total SF/SM: 5144 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,458 | Spl Credit | Total: 459,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97272485
Adj $ / SQ:	164.147
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348442
Depreciation:	37632
Depreciated Total:	310810

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

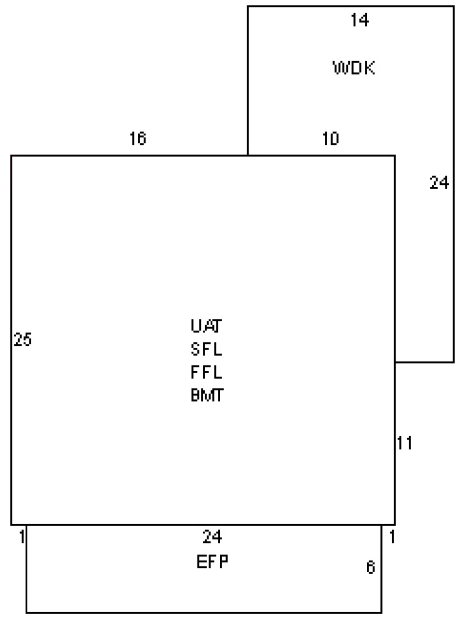
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.15
Special Features:	0	Val/Su Net:	126.70
Final Total:	310800	Val/Su SzAd	239.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	69.310	45,052
FFL	First Floor	650	164.150	106,696
SFL	Second Floor	650	164.150	106,696
WDK	Deck	196	10.800	2,117
UAT	Upper Attic	163	65.660	10,670
EFP	Enclos Porch	144	44.870	6,462

Net Sketched Area:	2,453			Total:	277,693
Size Ad	1300	Gross Are	2940	FinArea	1625

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	